

Maryland Historical Trust
State Historic Sites Inventory Form

MARYLAND INVENTORY OF
HISTORIC PROPERTIES

Survey No. B-4518

Magi No.

DOE ☒ yes ☐ no

1. Name (indicate preferred name)

historic 903-905 N. Broadway

and/or common N/A

2. Location

street & number 903-905 N. Broadway

N/A not for publication

city, town Baltimore City

N/A vicinity of

congressional district 7

state Maryland

county Baltimore City

3. Classification

Category	Ownership	Status	Present Use	
<input type="checkbox"/> district	<input type="checkbox"/> public	<input type="checkbox"/> occupied	<input type="checkbox"/> agriculture	<input type="checkbox"/> museum
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input type="checkbox"/> commercial	<input type="checkbox"/> park
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational	<input type="checkbox"/> private residence
<input type="checkbox"/> site	Public Acquisition	Accessible	<input type="checkbox"/> entertainment	<input type="checkbox"/> religious
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input type="checkbox"/> yes: restricted	<input type="checkbox"/> government	<input type="checkbox"/> scientific
	<input type="checkbox"/> being considered	<input checked="" type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial	<input type="checkbox"/> transportation
	<input checked="" type="checkbox"/> not applicable	<input type="checkbox"/> no	<input type="checkbox"/> military	<input checked="" type="checkbox"/> other: vacant

4. Owner of Property (give names and mailing addresses of all owners)

name CURE/Heart, Body & Soul

street & number 1830 East Monument St., #8037

telephone no.: 410-664-4142

city, town Baltimore

state and zip code Maryland 21205

5. Location of Legal Description

courthouse, registry of deeds, etc. Circuit Court of Baltimore City

RHB 3609/172

liber WA 3769/789

street & number 100 North Calvert Street

folio See above

city, town Baltimore

state Maryland

6. Representation in Existing Historical Surveys

title N/A

date

☐ federal ☐ state ☐ county ☐ local

depository for survey records

city, town

state

7. Description

Survey No. 4518

Condition		Check one	Check one	
<input type="checkbox"/> excellent	<input checked="" type="checkbox"/> deteriorated	<input checked="" type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site	
<input type="checkbox"/> good	<input type="checkbox"/> ruins	<input type="checkbox"/> altered	<input type="checkbox"/> moved	date of move
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed			N/A

Prepare both a summary paragraph and a general description of the resource and its various elements as it exists today.

CONTRIBUTING RESOURCE COUNT: 2

DESCRIPTION SUMMARY

903-905 N. Broadway are a pair of three-story, three-bay, Italianate brick rowhouses constructed around 1870. The rowhouses, which have sidehall entries, display the graduated window openings that are a hallmark of Baltimore rowhouses. Both rowhouses are in deteriorated condition. Their plan features a curved stair perpendicular to the side hall. Despite missing fenestration, the buildings still retain their brick front facades and typical rowhouse form.

GENERAL DESCRIPTION

903-905 N. Broadway are three-bay brick mid-block rowhouses that face west. The pair of rowhouses, which rest on lighted basements, have flat roofs that slope back behind the single cornice that extends across both buildings. (The roof of 905 is gone.) The buildings display a marble watertable. Only 903 N. Broadway retains its original marble steps. The front (west) facades have sidehall entries on the south and graduated window openings. Window openings on the 1st floor correspond to the height of the door openings. The front facades, which are of pressed brick, retain their stone sills and segmental arches over window openings. Original fenestration has been removed or boarded over. The original entry surround of 903 N. Broadway has been stripped; the wood transom of the Italianate surround at 905 N. Broadway still remains. Visible window frames of both rowhouses display Italianate molding profiles. A single modillioned cornice extends across both buildings. The bracketed stop at the south end of the cornice is the only one that remains. The rear of the main block of the rowhouses has two windows at either end of the rear facades. These windows are surmounted with brick jack arches.

903-905 N. Broadway is situated in a neighborhood of similar rowhouses. The pair form the center of a streetscape of four rowhouses extending north along N. Broadway from Ashland Street. A two-story brick clinic building, constructed in the mid-1980s, continues the streetscape to the north. Broadway, one of Baltimore's major thoroughfares, is an esplanade with wide median that extends from the Northwest Harbor of the Patapsco at Fells Point to Harford Road. Johns Hopkins Medical Center is approximately 3 blocks south of the site. The Penn Central tracks are approximately four blocks north. The neutral ground between Johns Hopkins and this site has recently been planted with trees and grass. The neutral ground to the north is planted with an alley of mature trees. A narrow alley, paved with cobblestones, is situated at the rear of the site.

903 N. Broadway is in poor condition; 905 N. Broadway is deteriorated. The architectural firm that measured the plans of the buildings in 1994 provided information about the interior of 905 N. Broadway, which appeared to have been identical to 903 N. Broadway when the pair was constructed. The condition of 905 N. Broadway did not permit interior site inspection in 1995. Presently, 903 N. Broadway is two

rooms deep with the front (west) room approximately 5-1/2 ft. deeper than the back room. A side hall is located on the south side of the building. The hall, which curves around the front room, leads to a curved stair that rises perpendicular to the hall (see attached floor plan). The southeast corner of the front room is curved to follow the configuration of the stair. The configuration of the 1st floor is duplicated on the 2nd floor. Each room has a chimney positioned along the north wall. Most of the interior finishes of 903 N. Broadway have been removed. Remaining fabric includes four-panel doors and fragments of slate mantels. The open-string stair is relatively intact and displays simple turned balusters, a decorative newel post, and jig-saw scroll-work on the stair ends.

903 N. Broadway - rear ell

While the west facades of the rowhouse pair are identical, the rear ells developed individually. 903 N. Broadway still retains the two-story brick ell that appears on the 1890 Sanborn Map. The roof of the ell, which is on the north side of the rear (east) facade, slopes to the south. Openings are topped by flat brick arches. Stucco that was applied to the brick is wearing off. Unlike other rowhouses on the block, the Sanborn Maps show that 903 N. Broadway never had outbuildings located at the rear property line along the alley.

905 N. Broadway - rear ell

The 1890 Sanborn Map depicts a one-story ell constructed in two segments at the north side of the rear of 905 N. Broadway. A two story structure occupied the entire width of the lot along the alley. By the date of the 1901-1902 Sanborn Map, the one-story ell had been extended to adjoin the two-story alley building. The two-story alley building has been demolished. The one-story ell, a brick structure covered with stucco, remains. The east wall, where the ell joined the two-story building, has been pared.

8. Significance

Survey No. B-4518

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400–1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500–1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600–1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/
<input type="checkbox"/> 1700–1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input checked="" type="checkbox"/> 1800–1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input type="checkbox"/> 1900–	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input type="checkbox"/> other (specify)

Specific dates ca. 1870 Builder/Architect Not known

check: Applicable Criteria: ☐ A ☐ B ☒ C ☐ D
and/or

Applicable Exception: ☐ A ☐ B ☐ C ☐ D ☐ E ☐ F ☐ G

Level of Significance: ☐ national ☐ state ☒ local

Prepare both a summary paragraph of significance and a general statement of history and support.

STATEMENT OF SIGNIFICANCE

903-905 N. Broadway, situated near the intersection of N. Broadway and Ashland Streets, was constructed around 1870. 903-905 N. Broadway displays the flat facade and simple ornamentation that characterize the unbroken rowhouse streetscapes of historic Baltimore residential areas. The rowhouses are contributing structures within the Maryland Register North Broadway Historic District.¹

HISTORIC CONTEXT

903 and 905 N. Broadway were built for Joseph C. Merritt & Brothers around 1870.² Because Merritt and his brother Samuel executed leases for two lots in their corporate identity, it is possible that the rowhouse pair was built as a speculative investment. Map evidence demonstrates that the east side of the 900 block of N. Broadway was settled between 1856 and 1876. The block on the west side of Broadway between Chew (Ashland) and Barnes is shaded on the 1856 Woods Map of Baltimore; the east side is not. The more detailed 1876 Hopkins Map of Baltimore shows structures on the east side of Broadway between Chew (Ashland) and E. Biddle. The irregularity of the rear ell of the east side of the 900 block of Broadway in comparison with other nearby rows suggests either an earlier period of development or several individual developments within the block. The buildings on the east side of the 900 block of N. Broadway all appear in the 1890 Sanborn Map of Baltimore, the earliest Sanborn Map of the city. The 1890 Sanborn shows that the area was well-developed with rowhouses. "Bohemian Hall" was located immediately north of Barnes Street on the west side of Broadway; a primary school (the 1944 Sanborn Map notes that this school was constructed in 1876), English

¹The North Broadway Historic District is an outgrowth of the Middle East Planning Area Historic District, located two blocks east of N. Broadway. The Middle East Planning Area Historic District, the boundaries of which were drawn to correspond to the area of a HUD UDAG grant, was determined eligible for the National Register of Historic Places; the North Broadway Historic District was determined eligible for the Maryland Register. In contrast with the two story buildings that predominate in the nearby Middle East Planning Area Historic District, the buildings in the North Broadway Historic District are three stories in height. Buildings in the North Broadway Historic District appear older than the ca. 1875 buildings in the planning area probably because of their location on Broadway, a major Baltimore thoroughfare.

²Ground rents for the two lots were executed in July 1870. Joseph C. Merritt, who is listed on the lease, was a partner with his brother Samuel (GR 472/455 and GR 473/7).

German Public School, and a branch of the Enoch Pratt Free Library were all located within a one block radius of the site. There was a store at 931 N. Broadway at the corner of N. Broadway and Barnes. Additional non-residential uses nearby included a coal and wood yard located across the alley from the primary school, as well as a brewery and a bakery located in rowhouses across the alley behind the 900 block of N. Broadway. Even though African Americans were moving into the neighborhood by the turn of the century, the four rowhouses at the southern end of the 900 block of N. Broadway continued to be occupied by Caucasians through the date of the 1920 census.

No 1928 Sanborn Maps of this section of Baltimore can be located. A paste-up that appears to date from 1944 shows the physical character of the 900 block of Broadway little changed from 1914. The 1944 paste-up reveals changes in racial composition and use in the area. While the neighboring blocks of rowhouses are noted as dwellings, many of the rowhouses facing N. Broadway are labeled as flats or stores. The public school at the corner of Ashland and Broadway is labeled "Colored." "Bethel Holy Tabernacle (Colored)" is shown at the former location of the Baltimore Chewing Gum Company and "Faith Baptist Church (Colored)" at the corner of N. Bond and Ashland, formerly the location of the English German and later public school. Bohemian Hall's building remains at the northwest corner of Broadway and Barnes, but the Sanborn Map shows it as a store with a hall on the 2nd floor.

903 N. Broadway

903 was owned and occupied by members of the same family for 40 years. In 1880, Samuel Hanna (age 56), a Maryland-born stoneworker of Irish descent, lived there with his two children, his mother, and a 17 year old servant. Hanna was a widower.³ By 1900 his daughter Mary (age 31) had married James Thomas Robier (age 35). Samuel Hannah (sic)⁴ continued to live at 903 along with Effie Slawson, an 11 year old servant. Robier worked as a clerk in the auditor's office.⁵ The Robiers stayed at 903 N. Broadway through 1910. By that date, J. Thomas Robier is identified as a clerk for the railroad.⁶

By 1920, the Robiers had moved out of 903 N. Broadway. Deed records suggest that the family continued to own the property through Florence Robier, Trustee, until 1925 when it was acquired by Mr. and Mrs. Louis Abramson. In 1920, the building was occupied by two households. Stella Sessford (age 45) and her widowed sister Ella Nash (age 60) formed one household. Arthur K. Crawford (age 42) and his wife Sarah (age 39) formed the other. No occupation is listed for either sister. Crawford was a railroad clerk.⁷

905 N. Broadway

In 1880, 905 N. Broadway was occupied by Samuel M. Bandle (age 54), his wife Emily, and five children ranging in age from 14 to 24. Samuel Bandle worked as a salesman. William R. Bandle (age

³1880 Census.

⁴The 1900 Census shows that Hannah's parents were born in Ireland.

⁵1900 Census.

⁶1910 Census.

⁷1920 Census.

23), the only son, worked as an express clerk.⁸ In 1900 William H. Hogg and Mary Hogg, both age 51, rented 905 N. Broadway. The Hoggs would remain at this address through 1920. Hogg was a confectioner whose father was born in Pennsylvania. Mary Hogg's parents were German. Their son William (age 29), a student, lived with them.⁹ The Hoggs remained at 905 N. Broadway through 1920. By 1910 Mr. Hogg had become the proprietor of a candy factory and owned 905 N. Broadway free of any mortgage. William Jr. continued to live at 905 and worked as a clerk in a candy factory.¹⁰ In 1920, William Hogg, Sr., worked as a "merchant" owning his own business. William Jr., still living with his parents, was also a merchant.¹¹ Deed records suggest that the building remained in the Hogg family until 1942 when ownership shifted to St. Anthony's Orphan Asylum.

⁸1880 Census.

⁹1900 Census.

¹⁰1910 Census.

¹¹1920 Census.

9. Major Bibliographical References

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Please see Continuation Sheet 9.1

10. Geographical Data

Acreage of nominated property less than one acre

Quadrangle name Baltimore East

Quadrangle scale 1:24000

UTM References do NOT complete UTM references

A

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Zone Easting Northing

B

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Zone Easting Northing

C

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D

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E

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F

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G

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H

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Verbal boundary description and justification

Lots 2 and 3, Block 1583 of Baltimore City Maryland have historically been associated with the property.

List all states and counties for properties overlapping state or county boundaries

state	N/A	code	county	code
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state	N/A	code	county	code
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11. Form Prepared By

name/title Betty Bird

organization N/A

date July 20, 1995

street & number 2607 24th St., NW, Suite 3

telephone 202-588-9033

city or town Washington, DC 20008

state N/A

The Maryland Historic Sites Inventory was officially created by an Act of the Maryland Legislature to be found in the Annotated Code of Maryland, Article 41, Section 181 KA, 1974 supplement.

The survey and inventory are being prepared for information and record purposes only and do not constitute any infringement of individual property rights.

return to: Maryland Historical Trust
Shaw House
21 State Circle
Annapolis, Maryland 21401
(301) 269-2438

BIBLIOGRAPHY

Bird, Betty. Historic American Buildings Survey Documentation for 923-929 N. Broadway, Baltimore, Maryland.

Correspondence from JoEllen Freese to James Nealy, February 25, 1995.

Deed Records and Ground Rent Records, Baltimore Circuit Court

Hopkins, G.M. *City Atlas of Baltimore, Maryland and Environs*. Philadelphia: F. Bourquier, 1876. (Maryland Historical Society)

Middle East Historic District Vertical Files, Baltimore Commission on Architecture and Historic Preservation.

Sanborn Insurance Maps of Baltimore, 1890, 1901-02, 1914-15, 1944 (rev. ca. 1953).

Shivers, Natalie W. *Those Old Placid Rows: The Aesthetic and Development of the Baltimore Rowhouse*. Baltimore: Maclay & Associates, 1981. (Baltimore Commission on Architecture and Historic Preservation)

U.S. Manuscript Census for 1880, 1900, 1910, and 1920.

Woods, John. *Map of Baltimore*, 1856, 1880. (Maryland Historical Society)

The following published collections of photographs depict the visual context of N. Broadway around the rowhouses, but not the 900 block of N. Broadway:

Kelly, Jacques. *The Pratt Library Album: Baltimore Neighborhoods in Focus*. Baltimore: Enoch Pratt Free Library, 1986.

1915 view of North Broadway looking south from North Avenue, p. 117.

Warren, Marian and Mame Warren. *Baltimore When She Was What She Used to Be: A Pictorial History 1850 - 1930*. Baltimore and London: The Johns Hopkins University Press, 1983.

1911 view of North Broadway looking south from North Avenue, p. 76.

Laura Rice of the Maryland Historical Society stated that there were no historic photographs of the 900 block of Broadway in the Maryland Historical Society collection or at the Peale Museum.

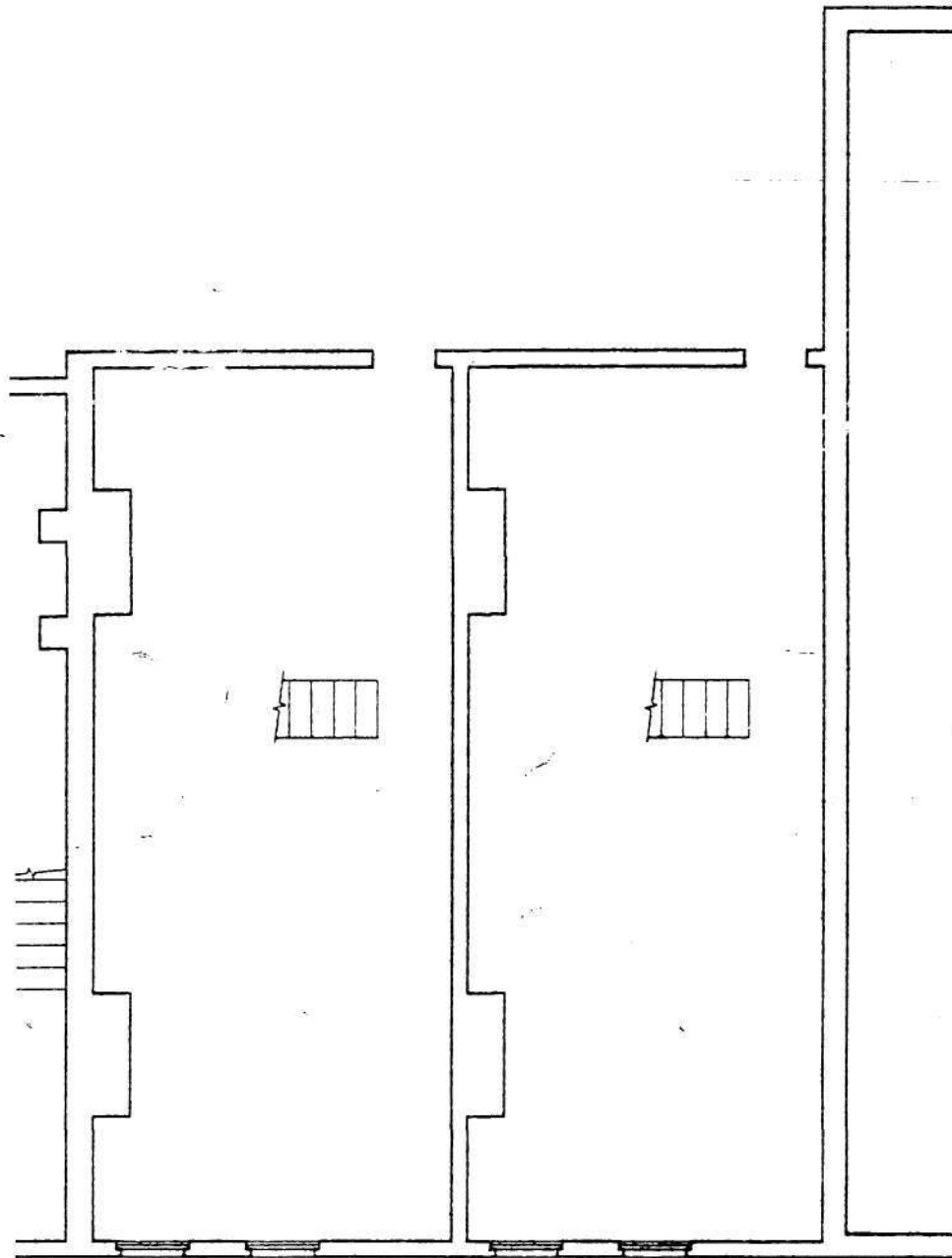
Survey No. B-4518
903-905 N. Broadway
Baltimore City

HISTORIC CONTEXT

MARYLAND COMPREHENSIVE HISTORIC PRESERVATION PLAN DATA

Geographic Organization:	Piedmont (Baltimore City)
Chronological/Developmental Period(s):	Industrial/Urban Dominance (A.D. 1870-1930)
Prehistoric/Historic Period Theme(s):	Architecture
Resource Type:	
Category:	Building
Historic Environment:	Urban
Historic Function(s) and Use(s):	Domestic
Known Design Source:	None

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903-905 N. Broadway
Baltimore City



905

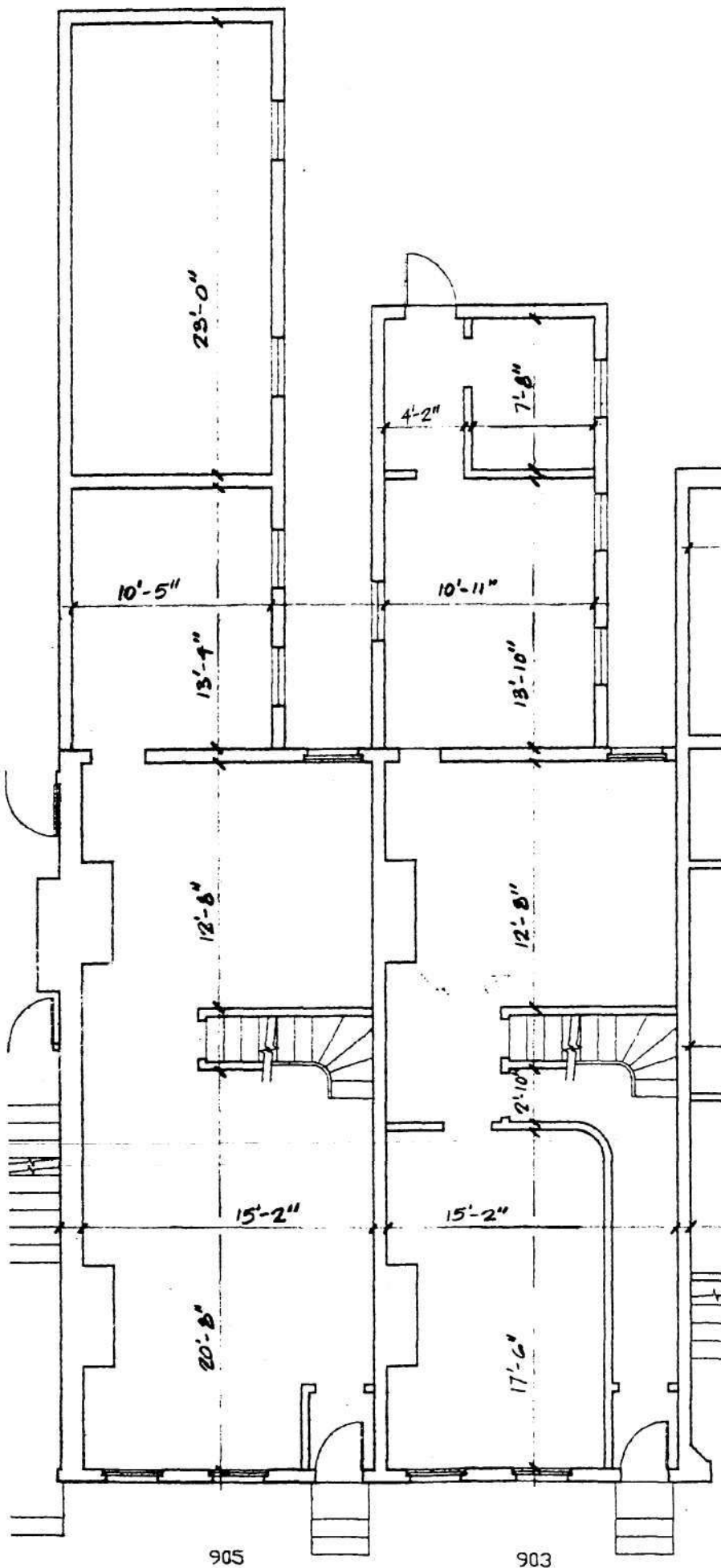
903

BASEMENT PLAN

Amos Bailey & Lee, Ltd.
Architects & Planners
1994



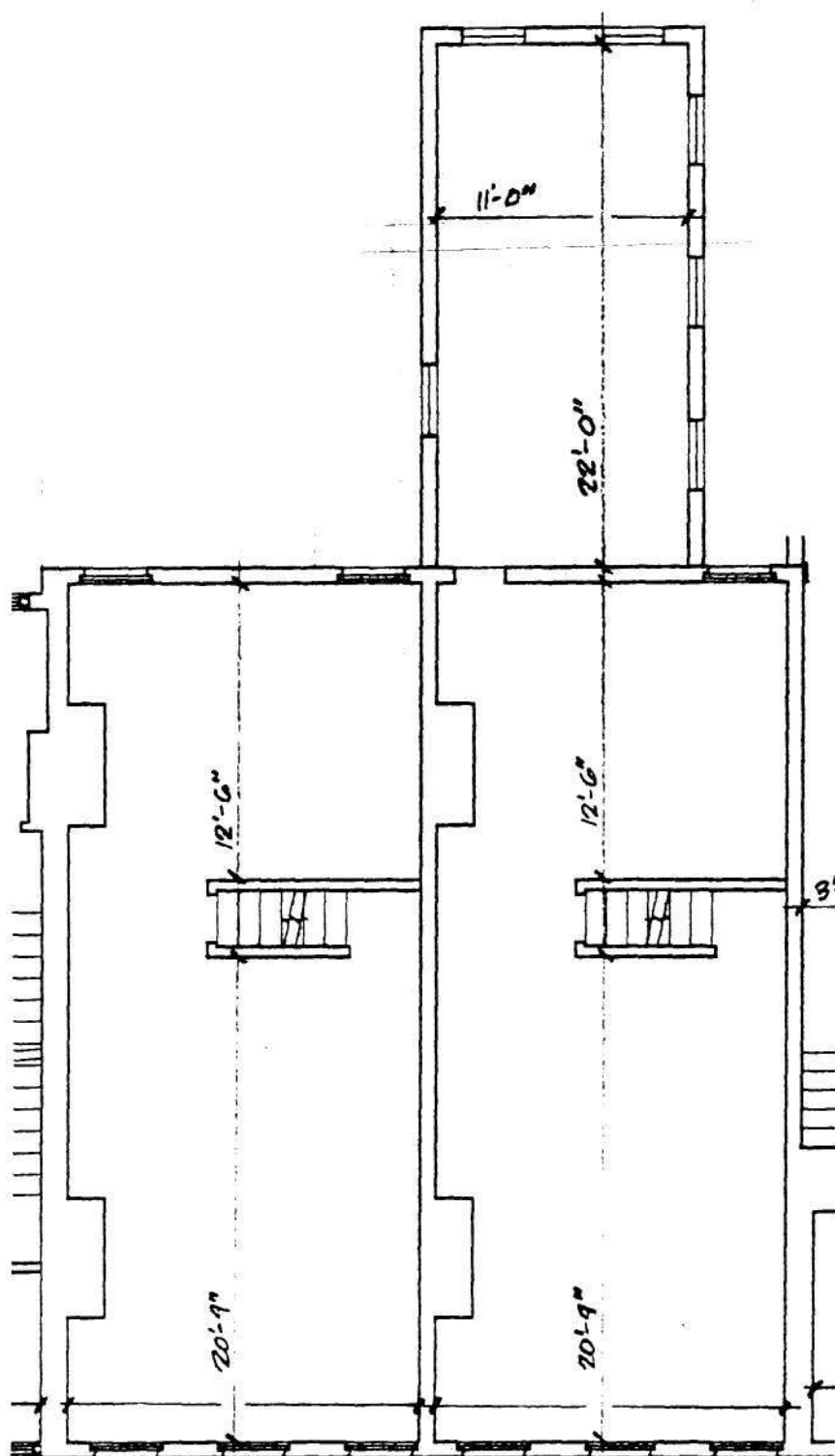
B-4518
903-905 N. Broadway
Baltimore City



Amos Bailey & Lee, Ltd.
Architects & Planners
1994

FIRST FLOOR PLAN

B-4518
903-905 N. Broadway
Baltimore City



905

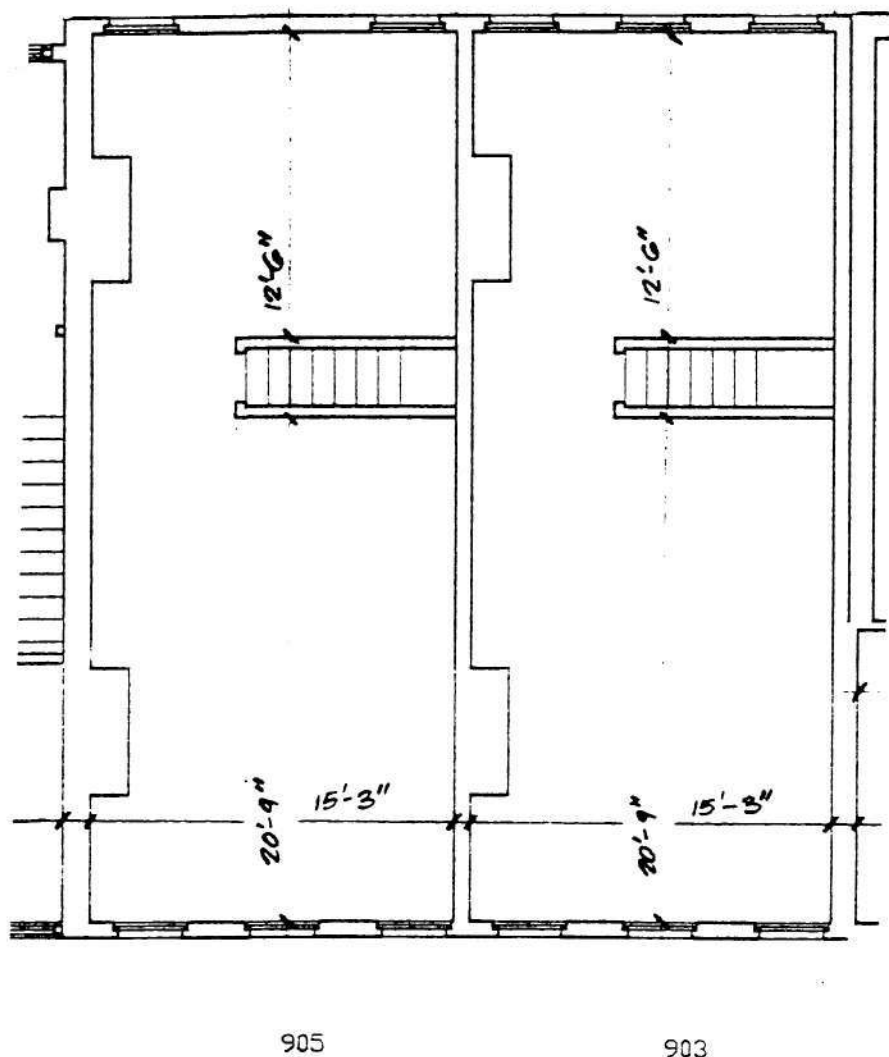
903



Amos Bailey & Lee, Ltd.
Architects & Planners
1994

SECOND FLOOR PLAN

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903-905 N. Broadway
Baltimore City

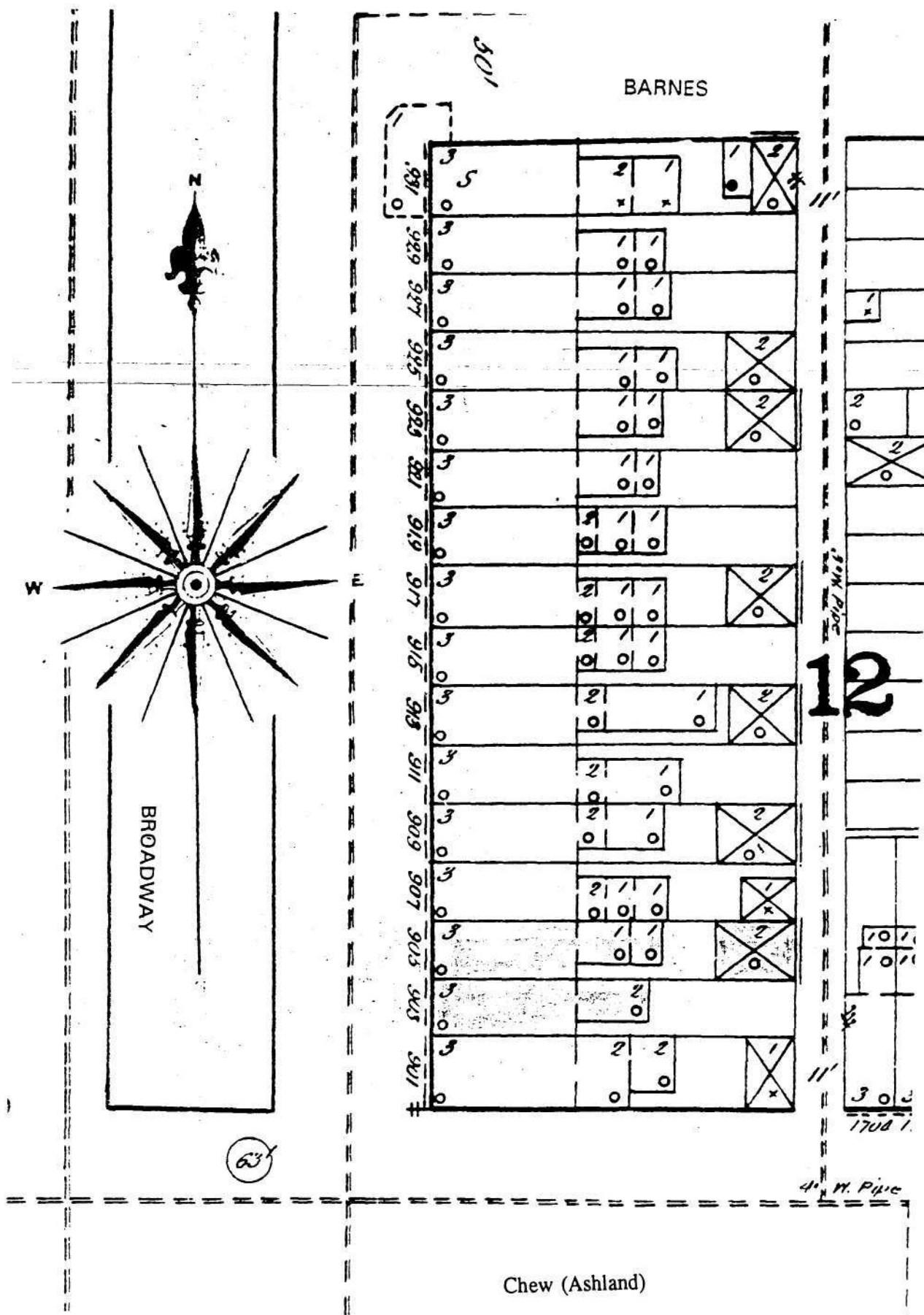


Amos Bailey & Lee, Ltd.
Architects & Planners
1994

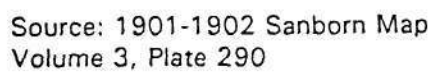


THIRD FLOOR PLAN

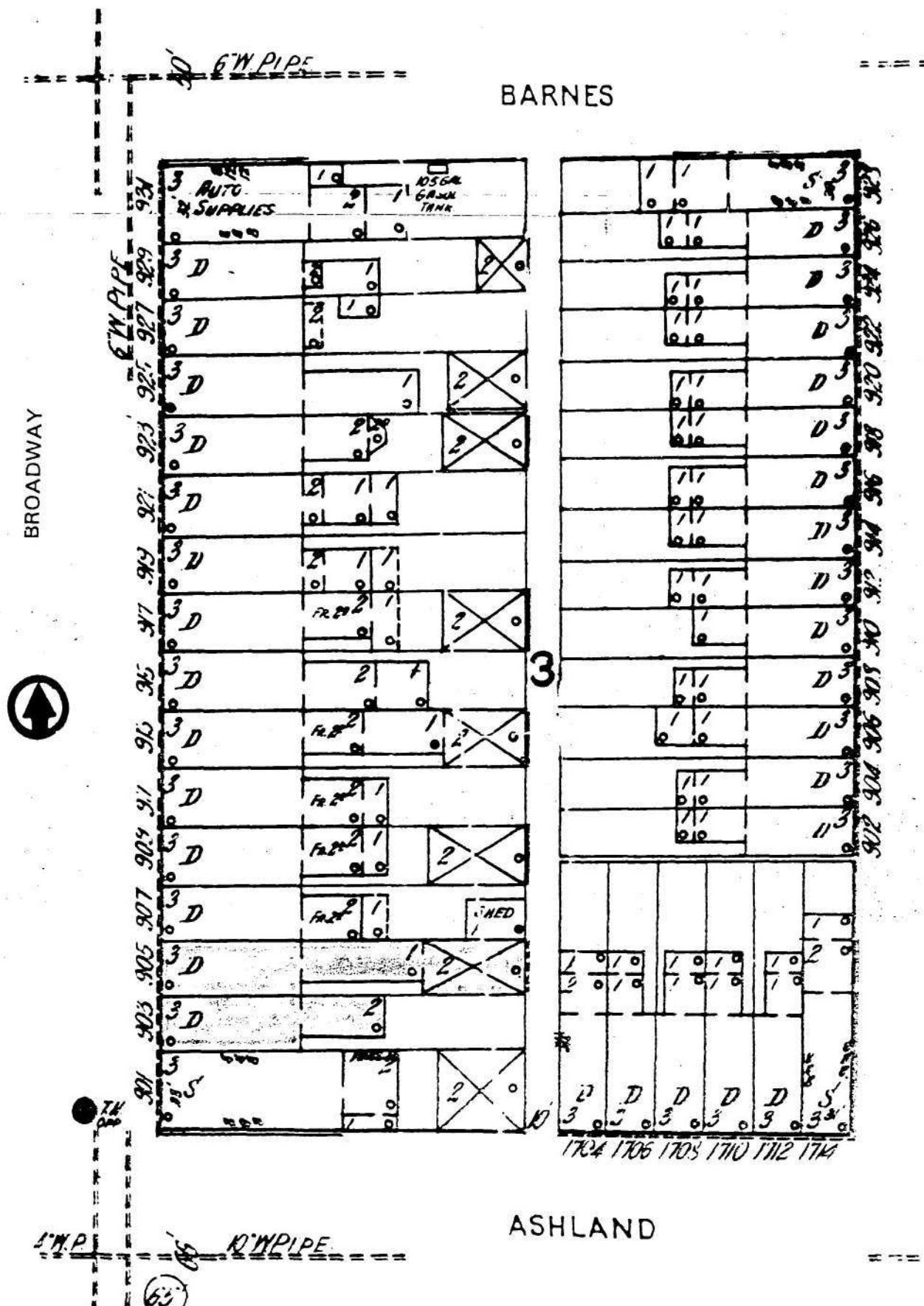
B-4518
903-905 N. Broadway
Baltimore City



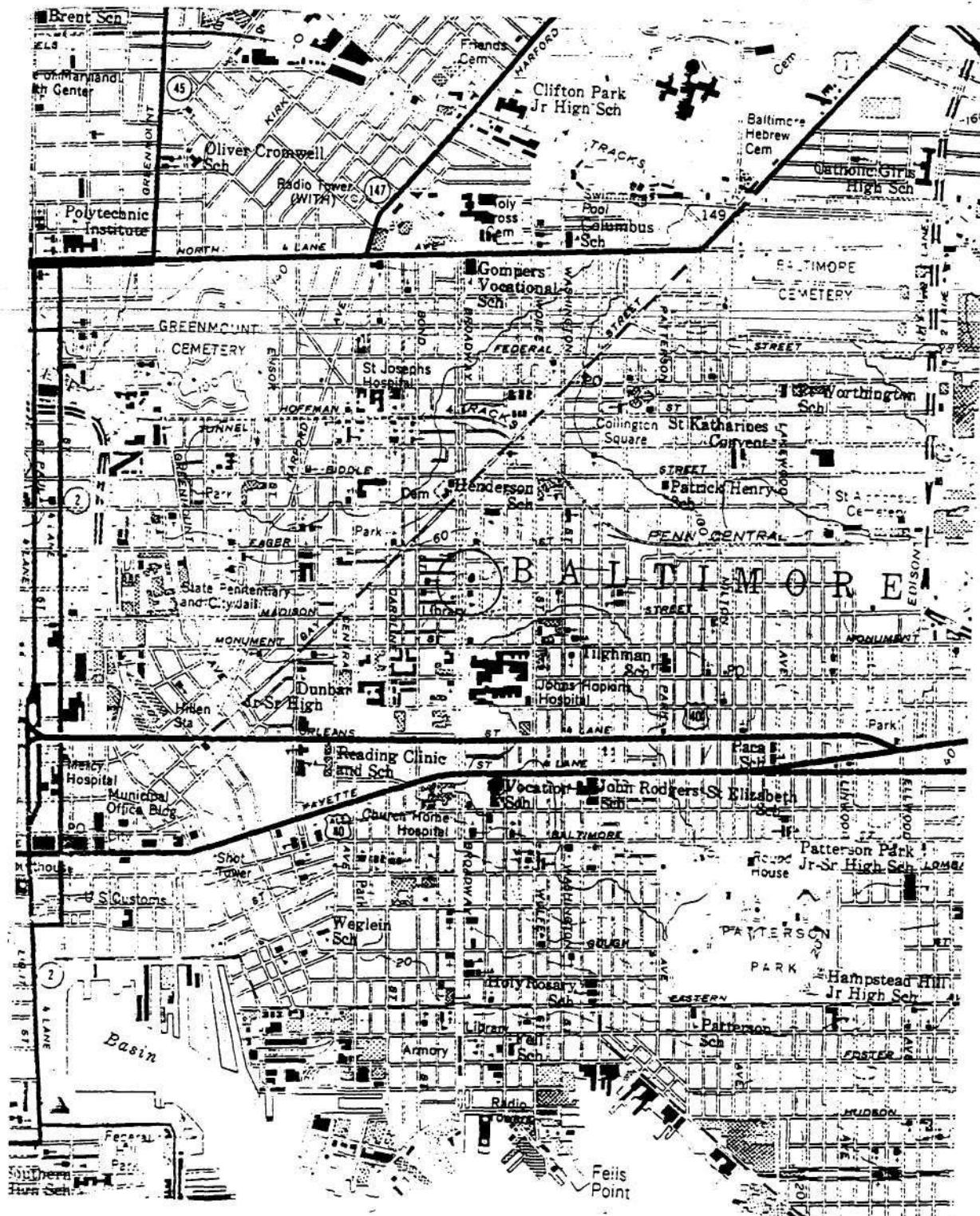
BARNES



B-4518
903-905 N. Broadway
Baltimore City



B-4518
903-905 N. Broadway
Baltimore City



Source: Baltimore East USGS Quad
Scale: 1:24000



Demolished





Apartment

Utilities Included

Certificates Accepted

Leasing Now

900 - 5325

905-4600 at Ext. 534

907

B-4518

903-905 N. BROADWAY

BALTIMORE CITY, MD

BETTY BIRD

JULY 1995

MD SHPO

FRONT (WEST) FACADES - 903 (RIGHT CENTER) &
905 (LEFT CENTER)

1 OF 15

>030 81-01 NNNNN-03AU 115



B-4518

903-905 N. BROADWAY

BALTIMORE CITY, MD

BETTY BIRD

JULY 1995

MD SHPO

< >032 81-02 NNNNN+05AU 114

REAR OF 903-905, VIEW FROM NE

2 OF 15



B-4518

903-905 N. BROADWAY

BALTIMORE CITY, MD

BETTY BIRD

JULY 1995

MD SHPO

ELL AT REAR OF 903, VIEW FROM EAST

3 OF 15



B-4518

903-905 N. BROADWAY

BALTIMORE CITY, MD

BETTY BIRD

JULY 1995

MD SHPO

REAR (EAST) FACADE OF 905 (AT CENTER),
VIEW FROM SE

4 OF 15



B-4518

903-905 N. BROADWAY

BALTIMORE CITY, MD

BETTY BIRD

JULY 1995

MD SHPO < >016 81-01 NNNNN+B000 115

CONTEXT = VIEW FROM SW - 903-905 IS AT
CENTER OF ROWHOUSE GROUP

S OF IS



B-4518

903-905 N, BROADWAY

BALTIMORE CITY, MD.

BETTY BIRD

JULY 1995

MD SHPO

< >023 81-01 NNNNN-01AU 115

CONTEXT: VIEW FROM NW-903-905 IS AT
CENTER OF ROWHOUSE GROUP

6 OF 15



B-4518

903-905 N. BROADWAY

BALTIMORE CITY, MD

BETTY BIRD

JULY 1995

MD SHPO

MARBLE STOOP & WATERTABLE AT 903

7 OF 15



B-4518

903-905 N. BROADWAY

BALTIMORE CITY, MD

BETTY BIRD

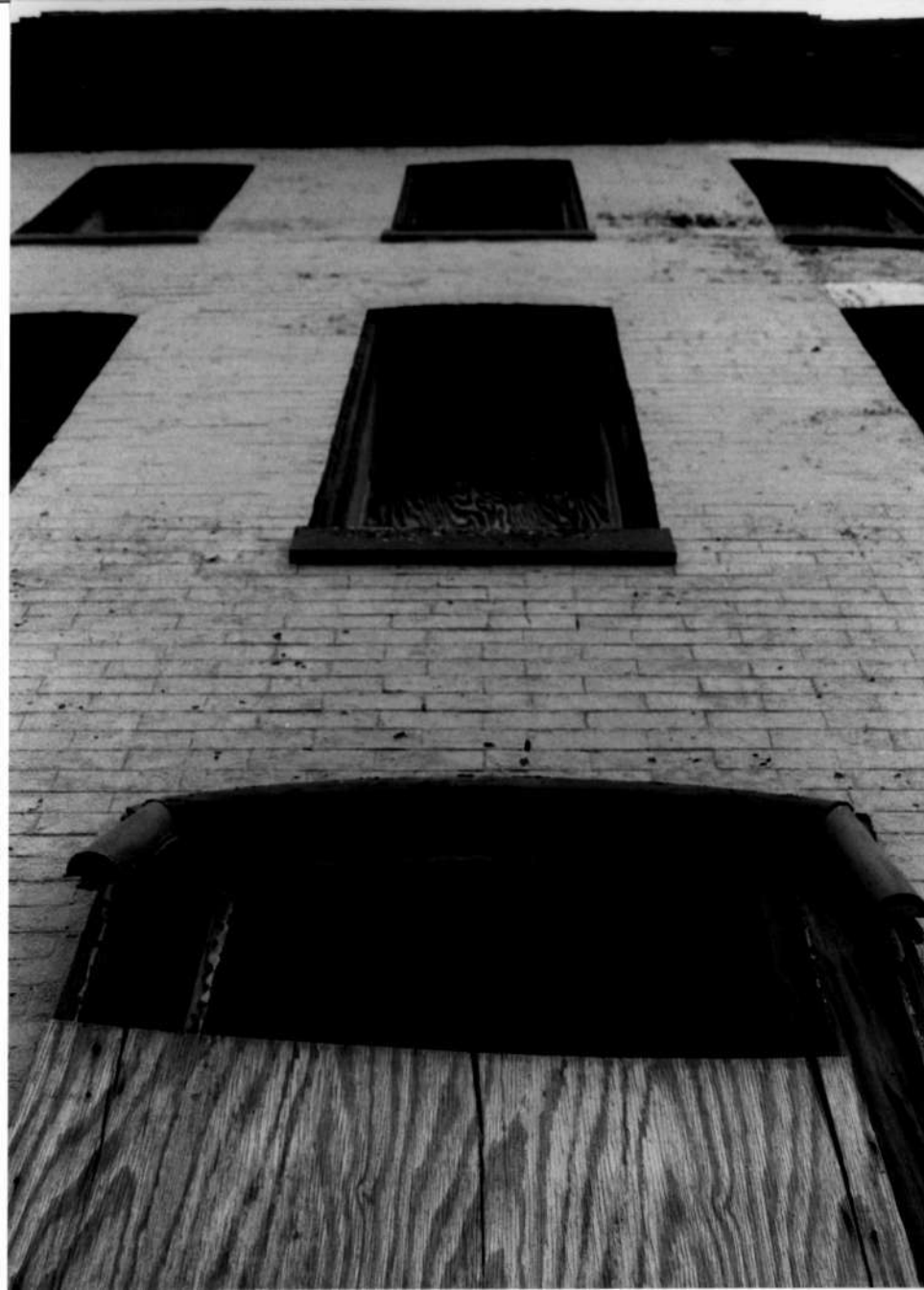
JULY 1995

MD SHPO

< >002 81-01 NNNNN-05AU 114

DETAIL OF CORNICE & SEGMENTAL ARCH, FRONT
FACADE OF 903

8 OF 15



B-4518

903-905 N. BROADWAY

BALTIMORE CITY, MD

BETTY BIRD

JULY 1995

MD SHPO

DOOR MOLDING, WEST FACADE OF 905
9 OF 15



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903-905 N. BROADWAY

BALTIMORE CITY, MD

BETTY BIRD

JULY 1995

MD SHPO

< >024 81-01 NNNNN+03RU 114

903 INTERIOR: FRONT PARLOR, VIEW FROM DOOR
AT NE CORNER

10 OF 15



B-4518

903-905 N. BROADWAY

BALTIMORE CITY, MD

BETTY BIRD

JULY 1995

MD SHPO

903 INTERIOR: STAIR & NEWEL POST AT 1ST FLOOR,
VIEW FROM WEST

11 OF 15



B-4518

903-905 N. BROADWAY

BALTIMORE CITY, MD

BETTY BIRD

JULY 1995

MD SHPO

903 INTERIOR FRONT HALL, VIEW TO ENTRY
FROM EAST

12 OF 15



B-4518

903-905 N. BROADWAY

BALTIMORE CITY, MD

BETTY BIRD

JULY 1995

MD SHPO

903 INTERIOR: DETAIL OF STAIR AT 1ST FLOOR

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B-4518

903-905 N. BROADWAY

BALTIMORE CITY, MD

BETTY BIRD

JULY 1995

MD SHPO

> 016 81-02 NNNNN+0100 114

903 INTERIOR = FOUR-PANEL DOOR, 1ST FLOOR,
VIEW WEST FROM BACK PARLOR

14 OF 15

